



Nueces Central Appraisal District

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REGULAR MEETING MAY 14, 2026 MINUTES OF THE BOARD OF DIRECTORS NUECES CENTRAL APPRAISAL DISTRICT

The Board of Directors held a meeting on Thursday May 14, 2026, in the Board of Directors Room, 1st floor, Nueces Central Appraisal District, 201 N. Chaparral, Corpus Christi, Texas 78401.

1. INVOCATION.

Irene Lugo led the invocation

2. PLEDGE OF ALLEGIANCE.

Mr. Bhakta led the Board of Directors with the Pledge of Allegiance to the United States and Texas Flags.

3. ROLL CALL OF THE BOARD OF DIRECTORS.

DIRECTORS:

Deven Bhakta, Chair	<u>Present</u>
Caitlin Chupe, Vice-Chair	<u>Present</u>
Susie Sullivan, Secretary	<u>Present</u>
Ed Bennett	<u>Present</u>
John Cudd	<u>Present</u>
DeeAnna Heavlin	<u>Present</u>
Gabriele Hilpold	<u>Present</u>
Kevin Kieschnick, Ex Officio	<u>Present</u>
James Magill	<u>Absent</u>

NON-DIRECTORS:

Debra Morin, Chief Appraiser	<u> </u>
Jared Garcia, Deputy Chief Appraiser	<u> </u>
Melissa Vela, Attorney	<u> </u>
Brian McCabe, TLO	<u> </u>

Ms. Gabriele Hilpold attended remotely.

4. CALL TO ORDER & DETERMINATION OF A QUORUM.

The meeting of the Board of Directors of the Nueces Central Appraisal District will be called to order by Chairman Devan Bhakta at 9:04 a.m. and a quorum was certified as present. No conflict of interest were disclosed.

5. PUBLIC COMMENT.

None.

6. DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for April 9, 2026, Regular Meeting.
- b) Approval of April 2026 Disbursements.
- c) Receipt of May 2026 Litigation Report.
- d) Receipt of Expenditures as of April 30, 2026.

Mr. Kieschnick motioned to approve the consent agenda. Mr. Cudd seconded the motion. The motion passed.

7. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. McCabe presented his report to the Board of Directors.

8. DISCUSSION AND/OR ACTION TO APPROVE ORDER DESIGNATING APPRAISAL REVIEW BOARD MEMBERS AND/OR AUXILIARY APPRAISAL REVIEW BOARD MEMBERS; SETTING TERMS OF OFFICE.

Item is tabled and will be discussed in executive session.

9. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 1ST QUARTER 2026 INVESTMENT REPORT.

Ms. Williams, Interim Director of Administration, gave the report. A motion was made by Mr. Bennett to approve the 1st Quarter of the 2026 Investment Report, and Mr. Kieschnick seconded the motion. The motion passed.

10. DISCUSSION AND/OR ACTION TO AMEND THE BOARD OF DIRECTORS POLICY MANUAL.

Ms. Debra D. Morin, Chief Appraiser, requested that the Board amend the Board of Directors Policy Manual to reflect the name change to Nueces Central Appraisal District. A motion was made by Mr. Kieschnick to approve the amendment, and Ms. Heavilin seconded the motion. The motion passed.

11. DISCUSSION OF 2027 BUDGET CALENDAR.

Ms. Williams presented to the Board of Directors the 2027 Budget Calendar.

12. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

Ms. Williams reported no changes to the current contract list.

13. EXECUTIVE SESSION: PUBLIC NOTICE is given that the Board of Directors may elect to go into Executive Session anytime during the meeting to discuss matters listed anywhere on the Agenda, when authorized by the Open Meetings Act, Chapter 551 of the Texas Government Code. Should the Board of Directors elect to go into the Executive Session, the section or sections of the Open Meetings Act authorizing the Executive

Session will be publicly announced by the presiding officer. Upon completion of the Executive Session, the Board of Directors may take such action as appropriate in an open session.

The Board of Directors went into the executive session at 9:16 a.m.

The Board of Directors reconvened in open session at 10:00 a.m.

14. DISCUSSION AND/OR ACTION RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION.

a. No action taken.

b. No action was taken. The Board of Directors consulted with their attorney and the Chief Appraiser, and the excess funds will be released to the entities pending the June 11 budget meeting.

CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items:

A. Update – Appraisal Notices mailed April 1, 2026.

- An estimated #138,000 were sent USPS

B. Update – Preliminary Values Sent to Entities April 30, 2026.

- Per section 26.01 of the Texas Property Tax Code

C. Update – Appraisal Protest – ARB Equalization Phase Status.

- From April 1 to July 25

D. Update – Community Outreach 2026.

- Caller Times Article - March 31, 2026
- Thursday Morning Breakfast Group - April 2, 2026
- London Business Association - April 2, 2026
- Island Moon Podcast – Dale Rankin - April 16, 2026
- Press Release to all TV Stations (Extended Hours) – April 21, 2026
- KRIS TV Filing Protest – April 21, 2026
- KIII TV Property Value Help-April 23, 2026
- Nueces County Republican Party – “How to File Your Protest” – April 30, 2026
- South Texas Jetty – Port Aransas – “Appraised Values Edge Up” – April 30, 2026
- Coastal Bend Association of Realtors – County Appraisal & Tax Seminar – May 4, 2026
- Governor Abbott – “Empowering Texas Taxpayers”
- Meeting with Denise Villalobos – May 8, 2026

E. Next BOD meeting date June 11, 2026, at 9:00 am.

15. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

Possible discussion items include the HVAC RFP, auction for vehicles, 2025 Financial Audit Engagement Letter, and the update on the third-floor project.

16. ADJOURNMENT.

Meeting was adjourned at 10:08 a.m.

SIGNED:

A handwritten signature in blue ink, consisting of several loops and strokes, positioned above a horizontal line.

Chair